



85 Lexden Road, Seaford, BN25 3BA

ROWLAND  
GORRINGE



85 Lexden Road  
Seaford  
BN25 3BA

£435,000

A well presented and detached bungalow set on a corner plot boasting a secluded southerly aspect rear garden, off road parking and double garage.

The bungalow is light and bright throughout with internal accommodation comprising; entrance hall, two double bedrooms overlooking the front and shower room with separate wc to the side aspect. The kitchen has matching wall and base cupboards, work surface to incorporate sink and drainer, integrated oven with gas hob over, space and plumbing for further appliances. A window over looks the side aspect whilst the door leads to the side access. The lounge is a lovely size being dual aspect including patio doors which face south and open onto the attractive rear garden.

Outside to the front there is lawn area and path leading to the front door, parking for 2 cars leads to the double garage with power and light. The rear garden is the favoured southerly aspect being secluded, mainly laid to lawn, fence borders, access to the double garage and remainder patio seating area.

Lexden Road is superbly located with Chalvington recreation field/play park, Cradle Hill primary school, local shops and bus services all nearby. Whilst Seaford town centre with its range of shops, cafes, parks, pubs, beach, bus and rail services can be found within one and a half miles.



- 1205 sq ft Total Area
- Well Presented
- Corner Plot
- Secluded Garden
- Double Garage
- South Facing Garden
- Two Double Bedrooms
- No Ongoing Chain





Entrance Hall

Kitchen 3.61m x 3.51m (11'10" x 11'6")

Lounge 6.63m x 3.94m (21'9" x 12'11")

Bedroom One 4.45m x 3.51m (14'7" x 11'6")

Bedroom Two 3.99m x 3.00m (13'1" x 9'10")

Bathroom

Separate WC

Rear Garden

Double Garage 5.94m x 5.21m (19'6" x 17'1")

EPC: D

Council tax Band: D







## 85 Lexden Rd, BN25 3BA

Approximate Gross Internal Floor Area = 80.99 sq m / 872 sq ft

Garage Area = 30.94 sq m / 333 sq ft

Total Area = 111.94 sq m / 1205 sq ft

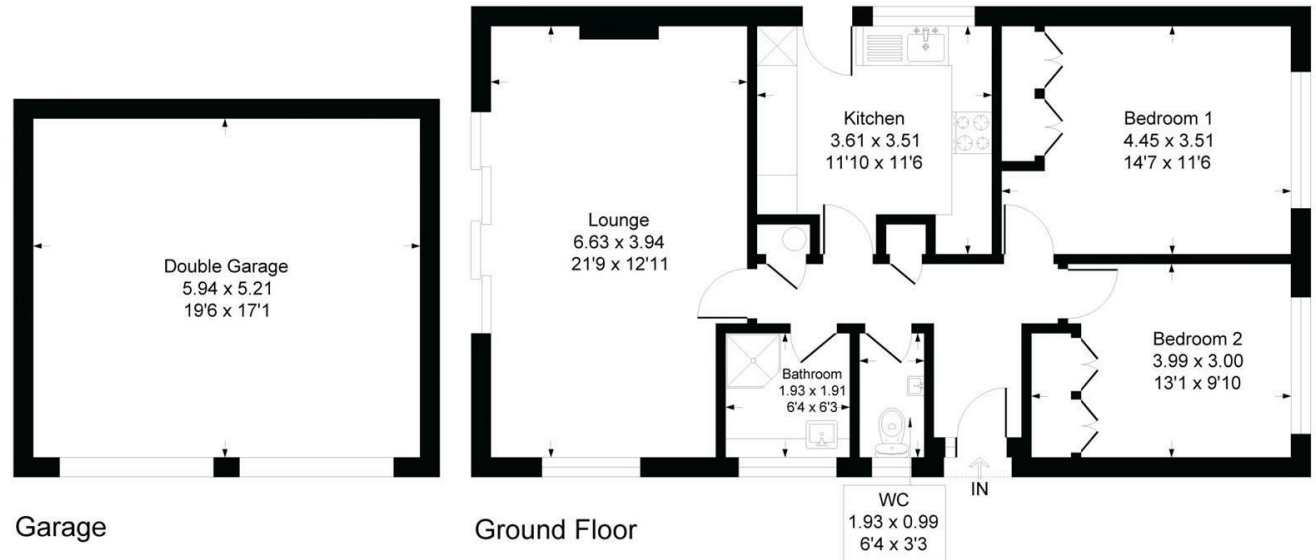


Illustration for identification purposes only, measurements are approximate, not to scale

### Rowland Gorrington Estate Agents

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Note - These particulars are thought to be materially correct though their accuracy is not guaranteed and they do not form part of any contract. These details have been compiled from a visual inspection only of the property and from information given by the Vendors as being accurate to the best of their knowledge. Applicants wishing to purchase must rely on a survey on the structure and condition of the entire property and its services, and on their own Solicitor for verification of any planning consent, guarantees, and to ensure that there is clear and good legal title to the whole of the property. These details are not intended to form any part of any contract. None of the appliances mentioned in these details have been tested by the Agents nor should any measurements be relied upon and all parties are encouraged to verify these aspects prior to negotiations.

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